

May 6, 2016

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: <u>ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION</u>

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on May 2, 2016:

SEPA DETERMINATION:

Determination of Nonsignificance - Mitigated (DNS-M)

PROJECT NAME:

Senza Lakeview Preliminary Plat

PROJECT NUMBER:

LUA16-000165, ECF, PP, SM

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

Clark H. Close

Clark H. Clor

Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER:

LUA16-000165, ECF, PP, SM

APPLICANT:

Jamie Schroeder, PE, CPH Consultants, 11431 Willows Rd NE, Ste 130,

Redmond, WA 98052

PROJECT NAME:

Senza Lakeview Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat, SEPA Environmental Review and a Shoreline Substantial Development Permit for approval of a 17-lot subdivision. The 3.83 acre site is located at 3907 Park Ave N within the Residential-6 zoning district. The parcels are proposed to be divided into 17 residential lots, a water quality tract, and an open space tract. The vault tract, located at the northwest corner of the site would discharge to the City storm water system and eventually flow to Lake Washington roughly 1/8 mile downstream. The applicant would dedicate 27,507 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 7,000 sf to 9,531 sf with an average lot size of 7,470 sf. The plat would result in a net density of 5.3 du/ac. The project site is fronted by N 40th St to the north, Park Ave N to the east, and Lake Washington Blvd N to the west. Access to the site would be gained by a new public roadway (Road A) off of N 40th St.

There are moderate landslide hazards and steep slopes mapped in the area. Frontage improvements along Lake Washington Blvd N are within 200 ft of Lake Washington or the regulated shoreline (Lake Washington Reach D). There are no known indications of unstable soils in the immediate vicinity of the site. Soils consist of medium dense to dense, silty sand with gravel consistent with Vashon till. The site slopes generally east to west across the property at slopes ranging from 1-40% with a total fall of approximately 70 ft. All existing improvements and buildings would be demolished or removed during plat construction. The applicant has proposed to retain five (5) of the 40 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report, Traffic Assessment, and a Geotechnical Engineering Study with the application.

PROJECT LOCATION:

3907 Park Ave N, Renton, WA 98056

LEAD AGENCY:

City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



PUBLICATION DATE:

MAY 16, 2016

DATE OF DECISION:

MAY 2, 2016

SIGNATURES:

Gregg Zimmerman, Administrator Public Works Department

Date

Mark Peterson, Administrator

Fire & Emergency Services

Date

Kelly Beymer, Administrator

Community Services Department

Date

C.E. "Chip" Vincent, Administrator

Department of Community &

Economic Development

Date

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER:

LUA16-000165, ECF, PP, SM

APPLICANT:

Jamie Schroeder, PE, CPH Consultants, 11431 Willows Rd NE,

Suite 120, Redmond, WA 98052

PROJECT NAME:

Senza Lakeview Preliminary Plat

PROJECT DESCRIPTION:

The applicant is requesting Preliminary Plat, Environmental Review and a Shoreline Substantial Development Permit for approval of a 17-lot subdivision. The 3.83 acre site is located at 3907 Park Ave N within the Residential-6 zoning district. The four (4) existing parcels are proposed to be divided into 17 residential lots, a water quality tract, and an open space tract. The vault tract would discharge to the City storm water system and eventually flow to Lake Washington roughly 1/8 mile downstream. The applicant would dedicate 27,507 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 7,000 sf to 9,531 sf with an average lot size of 7,470 sf. The plat would result in a net density of 5.3 du/ac. The project site is fronted by N 40th St to the north, Park Ave N to the east, and Lake Washington Blvd N to the west. Access to the site would be gained by a new public roadway (Road A) off of N 40th St.

There are moderate landslide hazards and steep slopes mapped in the area. Frontage improvements along Lake Washington Blvd N are within 200 ft of Lake Washington or the regulated shoreline (Lake Washington Reach D). There are no known indications of unstable soils in the immediate vicinity of the site. Soils consist of medium dense to dense, silty sand with gravel consistent with Vashon till. The site slopes generally east to west across the property at slopes ranging from 1-40% with a total fall of approximately 70 ft. The existing homes have been or are in various stages of being demolished. The applicant has proposed to retain five (5) of the 40 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report, Traffic Assessment, and a Geotechnical Engineering Study with the application.

PROJECT LOCATION:

3907 Park Ave N, Renton WA 98056

LEAD AGENCY:

The City of Renton

Department of Community & Economic Development

Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations included in the Geotechnical Engineering Report, prepared by Earth Solutions NW, LLC dated September 17, 2015 or an updated report submitted at a later date.

- 2. The applicant shall install a fish exclusion device at the outfall to Lake Washington in accordance with standards set forth in the WDFW document *Fish Protection Screen Guidelines for Washington State* (written by Bates and Nordlund, 2001). A final detailed fish exclusion device must be submitted and approved by the Plan Review Project Manager prior construction permit issuance.
- 3. If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeological and Historic Preservation.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

LUA16-000165

Application Date: March 04, 2016

Name: Senza Lakeview



Site Address: 3916 Lake Washington Blvd N

Renton, WA 98056-1581

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Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.

- 2. Access to the existing Bike Lane(s) along Lake Washington Blvd. shall be maintained during construction. If necessary, coordinate and sign a detour route. Restore to original /better condition upon completion.
- 3. Street trees: Space trees 50 feet on center. Each street should contain a different tree species using trees that attain a large mature height. Space trees no closer than 40 feet from intersections and stop signs and 30 feet from street lights.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance. Credit will be granted for the existing homes to be retained.

Code Related Comments:

- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. It appears there is adequate fire flow in this area. There is no existing water main in Lake Washington Boulevard North.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Hammerhead turnarounds are allowed for dead end streets up to 300 feet long.

Planning Review Comments

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

- 2. New single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
- 4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
- 5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
- 6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
- 7. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the Senza Lakeview Subdivision at 3908 & 3916 Lake Washington Boulevard North and 3907 Park Avenue North (APN's 334270 0415, 0425, 0420, and 0427 (vacant land)) and have the following comments:

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Engineering Review Comments

Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

EXISTING CONDITIONS

Water Water service is provided by the City of Renton.

Sewer Wastewater service is provided by the City of Renton.

Storm The existing properties do not contain stormwater facilities. There are stormwater mains located in Lake Washington Blvd, N 40th Street and Park Avenue N.

CODE REQUIREMENTS

WATER

- 1. The proposed water main improvements as shown on the composite utilities civil plan submitted with the Land Use Application within the site provides the required 8 inch water main extension into the development, connecting the existing 12 inch water main located in N 40th Street and the existing 8 inch water main located in an easement along the south property line.

 Staff Comments:
- i. The proposal shows water service lines connecting to lots 3 and 4 as being curved and installed from the 8 inch main located in Road B. Water service lines shall not be installed curved.
- ii. Extend the 8 inch water main to the north end of the hammerhead on Road B and add an 8 inch end cap and 2 inch blow off.
- iii. The water main extension from the 8 inch water main from the south property line shall not be installed along the common lot line. A 5 foot offset from the property line is required.
- 2. Installation of fire hydrants within 300 feet of each lot is required by Renton Fire Prevention Department. The number and location of new hydrants will be dependent upon the finished square footage of the homes.
- 3. Each lot shall have a separate meter. The project proposes one 1 inch water service line and meter to each lot, for a total of fourteen (14) new domestic water service lines and meters (credit will be given for the (3) water service lines and meters serving the existing properties).
- 4. The development is subject to applicable water system development charges and meter installation fees based on the size of the water meters.
- a. Water system development charges for each proposed 1 inch domestic water service is \$3,245.00 per meter or \$55,165.00 for (17) 1 inch meters.
- b. A redevelopment credit of the water system development charges in the amount of \$3,245.00 will be applied to each of the (3) existing % inch meters to 3908 and 3916 Lake Washington Blvd and 3907 Park Ave N if they are abandoned and capped at the main line.
- c. The total water SDC fee is \$45,430.00. This is payable at construction permit issuance.
- 5. Water service installation charges for each proposed 1 inch water service is \$2,850.00 per meter. The total water service installation fee is \$48,450.00. This is payable at construction permit issuance.
- 6. Drop in meter fee is \$460.00 per meter. The total water drop in meter fee is \$7,820.00. This is payable at issuance of the building permit.
- 7. Additional water system development charges and water meter charges will apply if a landscape irrigation meter is required and is based on the size of the meter.

SEWER

1. There is an 8 inch sanitary sewer main in Park Ave N, an 8 inch main in N 40th Street and a 10 inch main in Lake Washington Blvd. The applicant has proposed an 8 inch extension from the sanitary sewer main in N 40th Street to provide sanitary sewer service to each of the internal lots. The project proposes to connect lots 3 through 6 to the existing 10 inch main in Lake Washington Blvd, lots 14 through 16 to the existing 8 inch main in Park Ave N and lots 17 and 18 to the existing 8 inch main in N 40th Street.

Staff Comments:

- i. Each lot shall be served by an individual side sewer, dual side sewers are not allowed.
- ii. The side sewers to serve lots 5 and 6, which are shown to be installed through the Open Space Tract, shall be in a dedicated 15 foot sewer easement.
- 2. All existing side sewers will be required to be cut and capped during demolition of the properties. New side sewers shall be installed to serve each individual property.

Staff Comments:

- i. There are existing concrete side sewers not serving any homes which were installed on N 40th Street and Lake Washington Blvd as part of the City's LID project (see As built #S 0142) and shall be cut and capped at the main as part of the project development.
- 3. The development is proposing connection of 14 new single family residences (17 new single family homes, 3 existing homes to be removed). Credit will be provided for the 3 existing homes connected to the City sewer service.
- 4. The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project.
- a. SDC fee for a 1 inch meter is \$2,242.00 per meter. The total fee is \$38,114.00 for (17) 1 inch meters.
- b. A redevelopment credit of the wastewater system development charges in the amount of \$2,242.00 will be applied to each of the (3)

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existing meters to 3908 and 3916 Lake Washington Blvd and 3907 Park Ave N if they are abandoned and capped at the main line.

c. The total water SDC fee is \$31,388.00. This is payable at construction permit issuance.

SURFACE WATER

- 1. A surface water development fee of \$1,485.00 per new single family residence will apply. The project proposes the addition of 14 new residences (17 new single family homes, 3 existing homes to be removed). The estimated total fee is \$20,790.00. This is subject to final design and payable prior to issuance of the utility construction permit.
- 2. A drainage report, dated February 25, 2016, was submitted by CPH Consultants with the site plan application. Based on the City of Renton's flow control map, this site falls within the Peak Rate Flow Control Duration Standard for Existing Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements and five of the six special requirements have been discussed in the provided drainage report.

Staff Comments:

- i. Applicant shall include discussion of core requirement #6 in the final drainage report. CR #6 relates to the aquifer protection area, which is not applicable to this site, but it should be noted as such in the report.
- 3. Runoff from the existing site includes three single family residences where no stormwater infrastructure currently exists on site. Runoff from the site sheet flows north and west into a ditch and catch basin at the intersection of Lake Washington Blvd N and N 40th St at the northwest corner of the site. It then flows approximately 540 feet through a series of concrete pipes until it discharges into Lake Washington.
- 4. A geotechnical report, dated September 17, 2015, completed by Earth Solutions NW, LLC for the site has been provided. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project design and construction. Geotechnical recommendations presented in this report discount the use of full infiltration due to the underlying dense glacial till soil.
- 5. The project site is located within the East Lake Washington drainage basin and the flowpath from the project site discharge point is less than a half mile to the 100 year floodplain of Lake Washington and qualifies for the direct discharge exemption in accordance with Section 1.2.3.1 of the City Amendments to the KCSWDM and must adhere to all requirements thereof.
- i. The conveyance system analysis provided in the preliminary Technical Information Report (TIR) does not provide a complete analysis of the system to the outfall in Lake Washington in accordance with the requirements for the direct discharge exemption as outlined in Section 1.2.3 of the 2009 KCSWDM. Applicant shall provide a complete conveyance system analysis, including new conveyance pipes within the proposed development and existing conveyance pipes from the development boundary to the outfall in Lake Washington. Applicant shall demonstrate the outfall is adequately sized to support the added run off from the development.
- 6. The development is required to provide basic water quality treatment prior to discharge. Project water quality treatment will consist of conveyance to a Contech StormFilter system prior to connection to the existing 18 inch concrete stormwater main located at the intersection of Lake Washington Blvd and N 40th St.

Staff Comments:

- i. Presettling shall be provided per Section 6.5.1 of the 2009 KCSWDM.
- ii. The conveyance and water quality systems shall be designed in accordance with the KCSWDM and the City of Renton Amendments to the manual that is current at the time of utility construction permit application.
- iii. A maintenance access road is required to the stormwater facilities in the proposed storm tract and shall be in accordance with the design requirements outlined in the KCSWDM.
- 7. No downstream flooding or erosion issues were identified in the drainage report.

Additional Staff Comments:

- i. Storm drainage pipes shall not be located beneath the landscape strip or sidewalk. Relocate the lines into the paved roadway and provide solid round locking lids where required.
- ii. Roof drains require a minimum 10 foot easement. Applicant shall provide details on how the roof drains will be connected into the public storm drain system. Such connections shall be in accordance with City of Renton standards and the 2009 KCSWDM.
- iii. The development shall not create protected slopes as defined by RMC 4 3 050.
- iv. Grading shall be in accordance with RMC 4 4 060.

TRANSPORTATION

1. The proposed development fronts Lake Washington Boulevard North along the west property lines. Lake Washington Boulevard is classified as a Collector Arterial Road. Existing right of way (ROW) width is approximately 60 feet. To meet the City's complete street standards for collector arterial streets, minimum right of way width is 83 feet. Dedication of 11.5 feet of right of way would be required. However, the City's transportation group has determined and will support a lesser standard to match the established standard street section for Lake Washington Blvd N. The City established standard street section for Lake Washington Blvd N, which shall be installed by the developer as part of the proposed short plat, will allow a pavement width of 36 feet, 8 foot planting strips, 8 foot sidewalks, and 0.5 foot

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curb. This recommendation results in a total right of way width of 69 feet, requiring 4.5 feet of ROW dedication. Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outline in City code 4 9 250C5d. Staff Comments:

- Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.
- ii. The plat shows 2 feet of dedication along Lake Washington Blvd N. and a 5 foot sidewalk. The plans will need to be updated to provide the required 4.5 feet of dedication and 8 foot sidewalk for submittal of the construction permit application.
- iii. The established street section does not include a parking lane. If parking is required for the development along Lake Washington Blvd N, additional ROW dedication will be required.
- 2. The proposed development fronts North 40th Street along the north property lines. North 40th Street is classified as a Collector Arterial Road. Existing right of way (ROW) width is approximately 60 feet. To meet the City's complete street standards for collector arterial streets, minimum right of way width is 83 feet. Dedication of 11.5 feet of right of way would be required. However, the City's transportation group has determined and will support a lesser standard to match the established street section for North 40th Street. The City established street section for North 40th Street, which shall be installed by the developer as part of the proposed short plat, will allow a pavement width of 36 feet, 8 foot planting strips, 5 foot sidewalks, and 0.5 foot curb. This recommendation results in a total right of way width of 63 feet, requiring 1.5 feet of ROW dedication. Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outline in City code 4 9 250C5d.

Staff Comments:

- Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.
- ii. The proposed street section does not include a parking lane. Since parking is not allowed within the development, parking for the development can be located along North 40th Street. The designed street section will need to be revised to include one 6 foot parking lane on the development side of the street. ROW width, as dedicated, will provide sufficient pavement width for one 6 foot parking lane on the south side of the roadway.
- 3. The proposed development fronts Park Avenue North along the east property lines. Park Avenue North is classified as a Collector Arterial Road. Existing right of way (ROW) width is approximately 50 feet. To meet the City's complete street standards for collector arterial streets, minimum right of way width is 83 feet. Dedication of 16.5 feet of right of way would be required. However, the City's transportation group has determined and will support a lesser standard to match the established street section for Park Ave N. The City established street section for Park Ave N, which shall be installed by the developer as part of the proposed short plat, will allow a pavement width of 36 feet, 8 foot planting strips, 5 foot sidewalks, and 0.5 foot curb. This recommendation results in a total right of way width of 63 feet, requiring 6.5 feet of ROW dedication.

Staff Comments:

- Applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d.
- ii. The proposed street section does not include a parking lane. Since parking is not allowed within the development, parking for the development can be located along Park Avenue North. The designed street section will need to be revised to include one 6 foot parking lane on the development side of the street. ROW width, as dedicated, will provide sufficient pavement width for one 6 foot parking lane on the west side of the roadway.
- 4. Two limited residential access roads (Road A and Road B) with 20 feet of paved roadway width and a hammerhead turnaround at the end of Road B have been proposed as the primary access for the internal lots of the development.
- i. The hammerhead turnaround shall be designed in accordance with City of Renton Fire Department standards.
- ii. Emergency services access within 150 feet of all homes via a 20 foot paved roadway is required. As such, parking is not allowed along the internal access road proposed for the project.
- 5. ADA access ramps shall be installed at all street crossings. Ramps are not shown at the intersection of Road B and Road C. A companion ramp is required along the east side of Road A for the ramp located at the southwest corner of the intersection of Road A and Road B. Ramps shall be oriented to provide direct pedestrian crossings. Additional ramps are required at all corner intersections (two ramps per curb return). Driveway locations may need to be adjusted to accommodate the required access ramps.
- 6. Street lighting and street trees are required to meet current city standards. Lighting plans were not submitted with the land use application and will be reviewed during the construction utility permit review.
- 7. A traffic analysis dated February 18, 2016, was provided by Transportation Engineering Northwest (TENW). The site generated traffic volumes were calculated using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, (2009). Based on the calculations provided, the proposed development would average 164 new daily vehicle trips. Weekday peak hour AM trips would generate 11 new vehicle trips, with 8 vehicles leaving and 3 vehicles entering the site. Weekday peak hour PM trips would generate

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17 new vehicle trips, with 10 vehicles entering and 7 vehicles existing the site. As detailed in the report the proposed project is not expected to lower the levels of service of the surrounding intersections included in the traffic study. Increased traffic created by the development will be mitigated by payment of transportation impact fees.

- 8. Refer to City code 4 4 080 regarding driveway regulations. Driveways shall be designed in accordance with City standard plans 104.1 and 104.2.
- 9. Payment of the transportation impact fee is applicable on the construction of the development at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per dwelling unit for single family homes. The project proposes the addition of 14 new residences (17 new single family homes, 3 existing homes to be removed). The estimated total fee is \$41,316.38. Traffic impact fees will be owed at the time of building permit issuance. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.
- Paving and trench restoration shall comply with the City's Trench Restoration and Overlay Requirements.
 GENERAL COMMENTS
- 1. Adequate separation between utilities shall be provided in accordance with code requirements.
- a. 7 ft minimum horizontal and 1 ft vertical separation between storm and other utilities is required with the exception of water lines which require 10 ft horizontal and 1.5 ft vertical.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.
- 4. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.

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OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: PROJECT NUMBER: Senza Lakeview Preliminary Plat LUA16-000165, ECF, PP, SM

3907 Park Ave N, Renton WA 98056

LOCATION: Description:

The applicant is requesting Preliminary Plat, SEPA Environmental Review and a Shoreline Substantial Development Permit for approval of a 17-lot subdivision. The 3.83 acre site is located within the Residential-6 zoning district. The four (4) existing parcels are proposed to be divided into 17 residential lots, a water quality tract, and an open space tract. The vault tract would discharge to the City storm water system and eventually flow to Lake Washington. Roughly 27,507 sf would be dedicated for public right-of-ways. The proposed lots would range in size from 7,000 sf to 9,531 sf with an average lot size of 7,470 sf. The plat would result in a net density of 5.3 du/ac. The project site is fronted by N 40th St, Park Ave N, and Lake Washington Blvd N. A new access to the site would be gained by a new public roadway from N 40th St.

There are moderate landslide hazards and steep slopes mapped in the area. Frontage improvements along Lake Washington Blvd N are within 200 ft of Lake Washington or the regulated shoreline (Lake Washington Reach D). There are no known indications of unstable soils in the immediate vicinity of the site. Soils consist of medium dense to dense, silty sand with gravel consistent with Vashon till. The site slopes generally east to west across the property at slopes ranging from 1-40% with a total fall of roughly 70 ft. The existing homes have been or are in various stages of being demolished. The applicant has proposed to retain five (5) of the 40 significant trees onsite.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 20, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON JUNE 14, 2016 AT 12:00 PM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.